

CONTACTS: Michele Hyson Exec. Dir.

Ross Fender Exec. Asst,
ross.fender@creia.org

CREIA

65 Enterprise
Aliso Viejo, CA
92656

CREIA Standards of Practice

CREIA STANDARDS OF PRACTICE

Residential Standards - Four or Fewer Units

- Originally Adopted September 13, 1983
- Revised November 1, 1996
- Revised April 15, 1999
- Revised July 12, 2003
- Revised April 15, 2006 — Effective July 1, 2006
- Revised August 1, 2012

Note: *Italicized words* in this document are defined in the [Glossary of Terms](#).

Table of Contents

[I. Definitions and Scope](#)

[II. Standards of Practice](#)

[1. Foundation, Basement, and Under-floor Areas](#)

[2. Exterior](#)

[3. Roof Covering](#)

[4. Attic Areas and Roof Framing](#)

[5. Plumbing](#)

[6. Electrical](#)

[7. Heating and Cooling](#)

[8. Fireplaces and Chimneys](#)

[9. Building Interior](#)

[III. Limitations, Exceptions and Exclusions](#)

[IV. Glossary of Terms](#)

I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these *inspections*. *Italicized words* in these Standards are defined in Part IV, [Glossary of Terms](#).

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

1. Foundation, Basement, and Under-floor Areas

A. Items to be inspected:

1. *Foundation system*
2. *Floor framing system*
3. *Under-floor ventilation*
4. *Foundation anchoring and cripple wall bracing*
5. *Wood separation from soil*
6. *Insulation*

B. The inspector is not required to:

1. *Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems*
2. *Determine the composition or energy rating of insulation materials*

2. Exterior

A. Items to be inspected:

1. *Surface grade directly adjacent to the buildings*
2. *Doors and windows*
3. *Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*

B. The inspector is not required to:

1. *Inspect door or window screens, shutters, awnings, or security bars*
2. *Inspect fences or gates or operate automated door or gate openers or their safety devices*
3. *Use a ladder to inspect systems or components*

3. Roof Covering

A. Items to be inspected:

1. *Covering*
2. *Drainage*
3. *Flashings*
4. *Penetrations*
5. *Skylights*

B. The inspector is not required to:

1. *Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector*
2. *Warrant or certify that roof systems, coverings, or components are free from leakage*

4. Attic Areas and Roof Framing

A. Items to be inspected:

1. *Framing*
2. *Ventilation*
3. *Insulation*

B. The inspector is not required to:

1. *Inspect mechanical attic ventilation systems or components*
2. *Determine the composition or energy rating of insulation materials*

5. Plumbing

A. Items to be inspected:

1. *Water supply piping*
2. *Drain, waste, and vent piping*
3. *Faucets and fixtures*
4. *Fuel gas piping*
5. *Water heaters*
6. *Functional flow and functional drainage*

B. The inspector is not required to:

1. *Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts*
2. *Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components*
3. *Inspect whirlpool baths, steam showers, or sauna systems or components*
4. *Inspect fuel tanks or determine if the fuel gas system is free of leaks*
5. *Inspect wells or water treatment systems*

6. Electrical

A. Items to be inspected:

1. *Service equipment*
2. *Electrical panels*
3. *Circuit wiring*
4. *Switches, receptacles, outlets, and lighting fixtures*

B. The inspector is not required to:

1. *Operate circuit breakers or circuit interrupters*
2. *Remove cover plates*
3. *Inspect de-icing systems or components*
4. *Inspect private or emergency electrical supply systems or components*

7. Heating and Cooling

A. Items to be inspected:

1. *Heating equipment*
2. *Central cooling equipment*
3. *Energy source and connections*
4. *Combustion air and exhaust vent systems*
5. *Condensate drainage*
6. *Conditioned air distribution systems*

B. The inspector is not required to:

1. *Inspect heat exchangers or electric heating elements*
2. *Inspect non-central air conditioning units or evaporative coolers*
3. *Inspect radiant, solar, hydronic, or geothermal systems or components*
4. *Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system*
5. *Inspect electronic air filtering or humidity control systems or components*

8. Fireplaces and Chimneys

A. Items to be inspected:

1. *Chimney exterior*
2. *Spark arrestor*
3. *Firebox*
4. *Damper*
5. *Hearth extension*

B. The inspector is not required to:

1. *Inspect chimney interiors*
2. *Inspect fireplace inserts, seals, or gaskets*
3. *Operate any fireplace or determine if a fireplace can be safely used*

9. Building Interior

A. Items to be inspected:

1. *Walls, ceilings, and floors*
2. *Doors and windows*
3. *Stairways, handrails, and guardrails*
4. *Permanently installed cabinets*
5. *Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals*
6. *Absence of smoke and carbon monoxide alarms*
7. *Vehicle doors and openers*

B. The inspector is not required to:

1. *Inspect window, door, or floor coverings*
2. *Determine whether a building is secure from unauthorized entry*
3. *Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*

4. *Use a ladder to inspect systems or components*

III. Limitations, Exceptions and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems or components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, *irrigation*, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*

22. Dismantling any *system*, structure, or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV - Glossary of Terms

Note: All definitions apply to derivatives of these terms when *italicized* in the text.

- **Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
- **Building:** The subject of the *inspection* and its *primary parking structure*
- **Component:** A part of a *system*, *appliance*, *fixture*, or *device*
- **Condition:** Conspicuous state of being
- **Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*
- **Device:** A *component* designed to perform a particular task or *function*
- **Fixture:** A plumbing or electrical *component* with a fixed position and *function*
- **Function:** The normal and characteristic purpose or action of a *system*, *component*, or *device*
- **Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time
- **Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
- **Inspect:** Refer to Part I, ["Definition and Scope", Paragraph A](#)
- **Inspector:** One who performs a *real estate inspection*
- **Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
- **Operate:** Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*
- **Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued
- **Primary Building:** A *building* that an *Inspector* has agreed to *inspect*
- **Primary Parking Structure:** A *building* for the purpose of vehicle storage associated with the *primary building*
- **Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
- **Real Estate Inspection:** Refer to Part I, ["Definitions and Scope", Paragraph A](#)
- **Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
- **Safety Hazard:** A *condition* that could result in significant physical injury
- **Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*
- **System:** An assemblage of various *components* designed to *function* as a whole

- **Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis